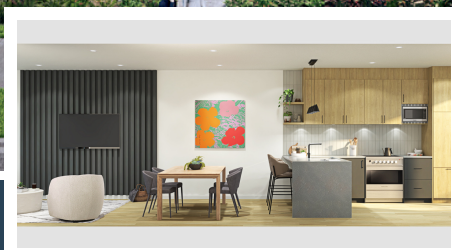


THE MODERN ON HEATHER



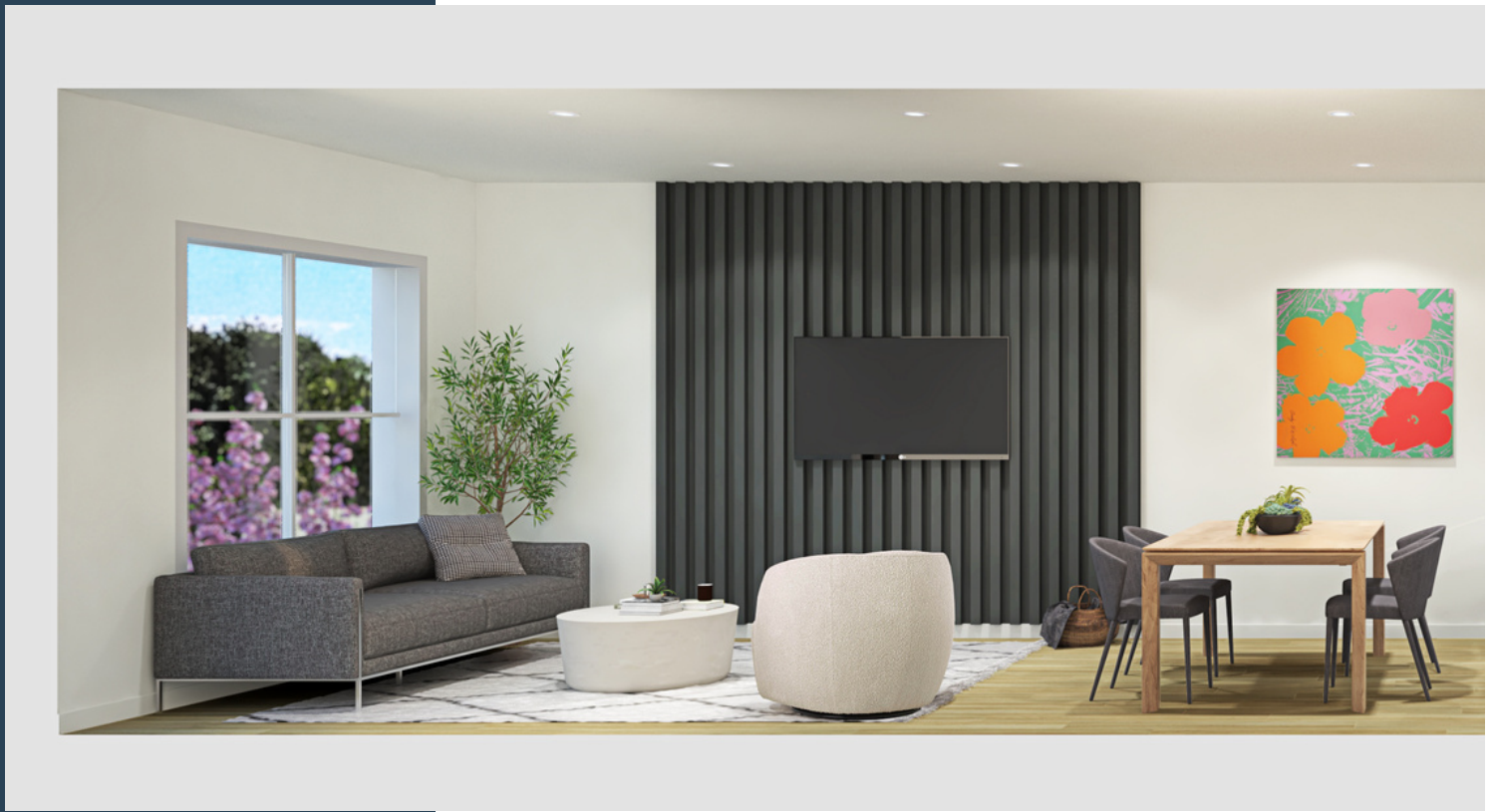
ONE, TWO & THREE BEDROOM UNITS

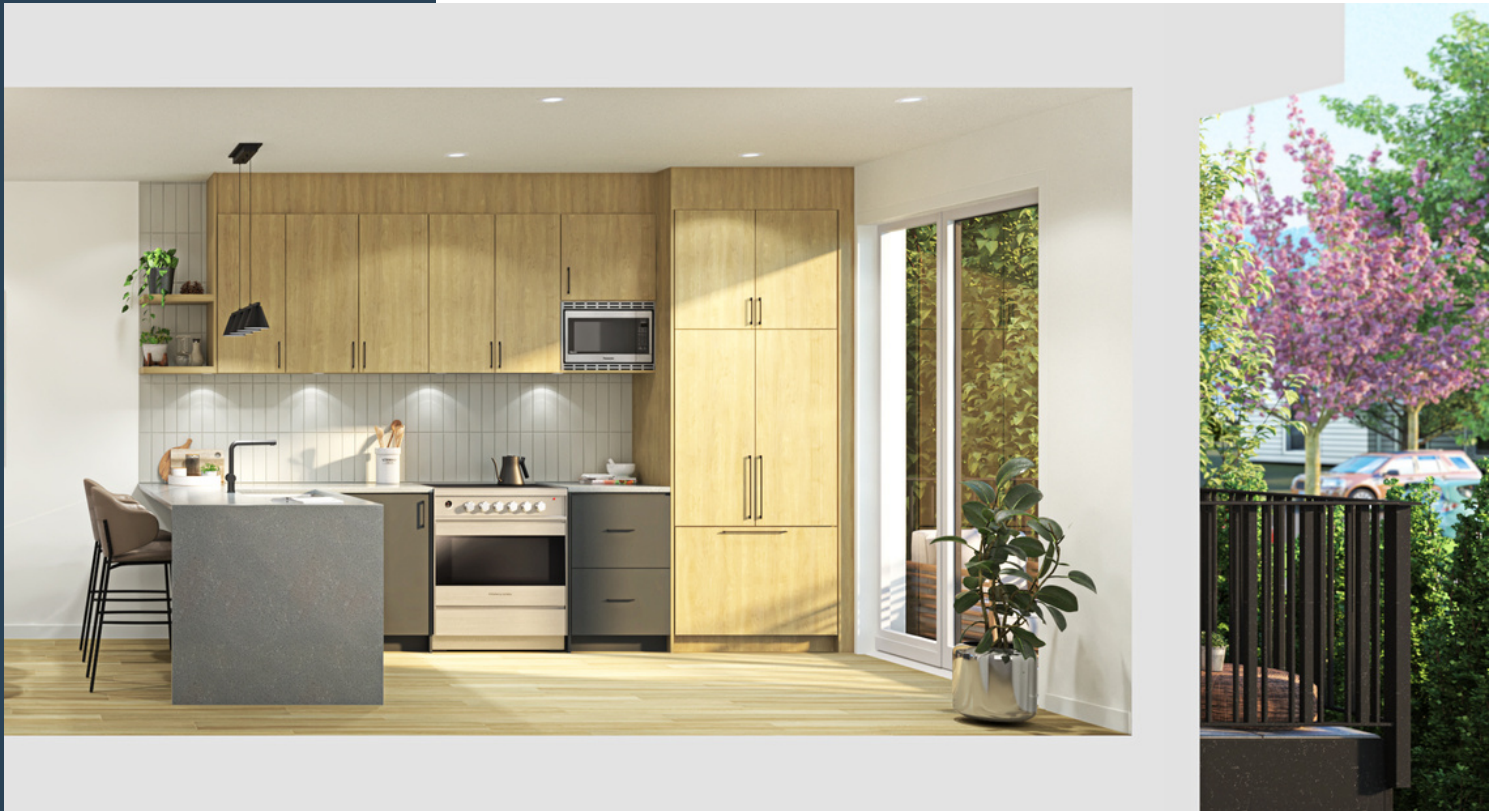
The Modern on Heather is a boutique collection of 8 townhomes on the corner of Heather and W 29th by Paramax Homes; a leader in the industry and among the select few luxury custom homebuilders in Metro Vancouver to have won the prestigious Builder of the Year Award.

Paramax Homes prides themselves on using resource-efficient, environmentally friendly construction practices and products to build responsible energy efficient homes. The Modern on Heather maintains a minimal environmental footprint from top to bottom by utilizing sustainability through high performance heating & cooling, Green Building Standards, EV parking & bike storage.

The Modern on Heather will be the ultimate modern living space for today's needs; everything you need and nothing you don't.

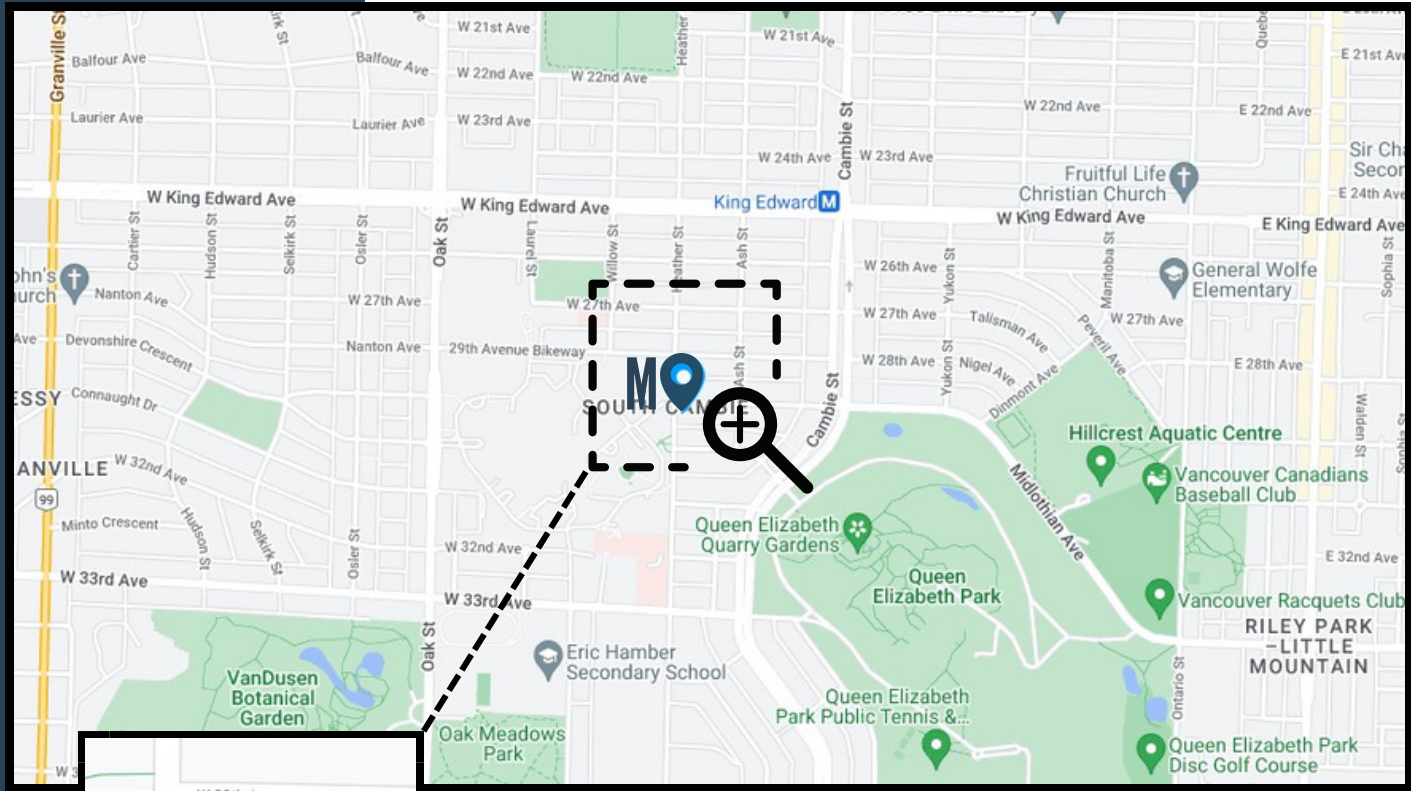








LOCATION



TRANSIT

King Edward Skytrain Station (Canada Line)
Cambie 15 Bus Route

SCHOOLS

Emily Carr Elementary K - 7
Eric Hamber Secondary 8 - 12
Sir Winston Churchill Secondary 8 - 12

PARKS

Queen Elizabeth Park
VanDusen Botanical Garden
Braemar Park

ACTIVITIES

Hillcrest Centre
Douglas Park Community Centre
Bloedel Conservatory
Nat Bailey Stadium
QE Pitch & Putt
QE Disc Golf Course

GROCERIES

Safeway
Choices Markets
Nesters Market

RESTAURANTS

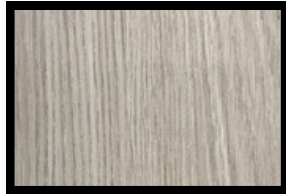
Seasons in the Park
MeET on Main
Sawasdee Thai
Potluck Hawker Eatery
Vij's

CAFES

Starbucks
Blue Parrot Cafe
The Mighty Oak
JJ Bean
Continental Coffee
Aperture Coffee Bar
Blenz
Pallet Coffee Roasters

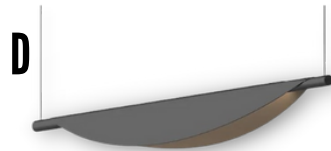
FINISHINGS

KITCHEN



AGT Cabinets: Latte wood grain and Supramat Moonlight each bring aesthetics and elegance to their living spaces with scratch-resistant structure, silky touch feeling & fingerprint-free surface.

Backsplash & Countertop: Silestone Desert Silver, Evokes an icy surface patterned with a very balanced and uniform translucent design



A. **Blanco Faucet & Sink:** Pull-out nylon spray hose with dual selectable patterns, 160° swivel & solid brass construction. German engineered for excellent durability and corrosion resistance.

B. **Fisher & Paykel Electric Range:** Ceramic Radiant. A refined electric range with multiple oven functions.

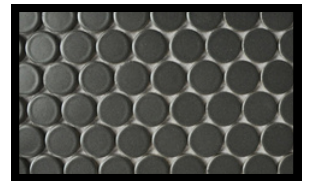
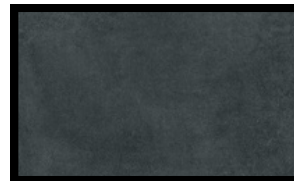
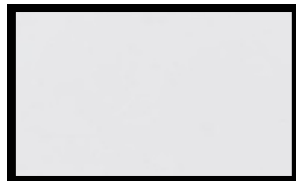
C. **Fisher & Paykel Integrated Refrigerator & Dishwasher:** Large capacity refrigerator with ActiveSmart™ technology and bottom freezer; both seamlessly integrate into your kitchen, fitting flush into your cabinetry.

D. **Sonneman Tela LED Pendant:** Elegantly draped along the axis of a tubular LED source, this flowing reflector directs the linear illumination downward.

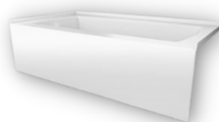
E. **Fisher & Paykel Insert Range Hood:** With edge-to-edge extraction, this efficient, stylish range hood is perfectly hidden away in your cabinetry. (Unit 1, 2, 3, 5, 7, 8)

F. **Over the Range Microwave:** Pair the flexibility of convection and microwave cooking with a powerful ventilation fan for above your range. (Unit 4, 6)

BATHROOM



Julian Tile White Wall: Glazed White -- Glocal Tile: Unglazed Rectified
Upper Bath Walls: Ceramic -- **Floors & Lower Bath:** Porcelain



Primary Bathroom: Oversized rectangular rainhead shower with push-button 3-function handshower, modern high gloss bathtub, DuraStyle toilet, ceramic undermount basin with white gloss finish & solid brass faucet.

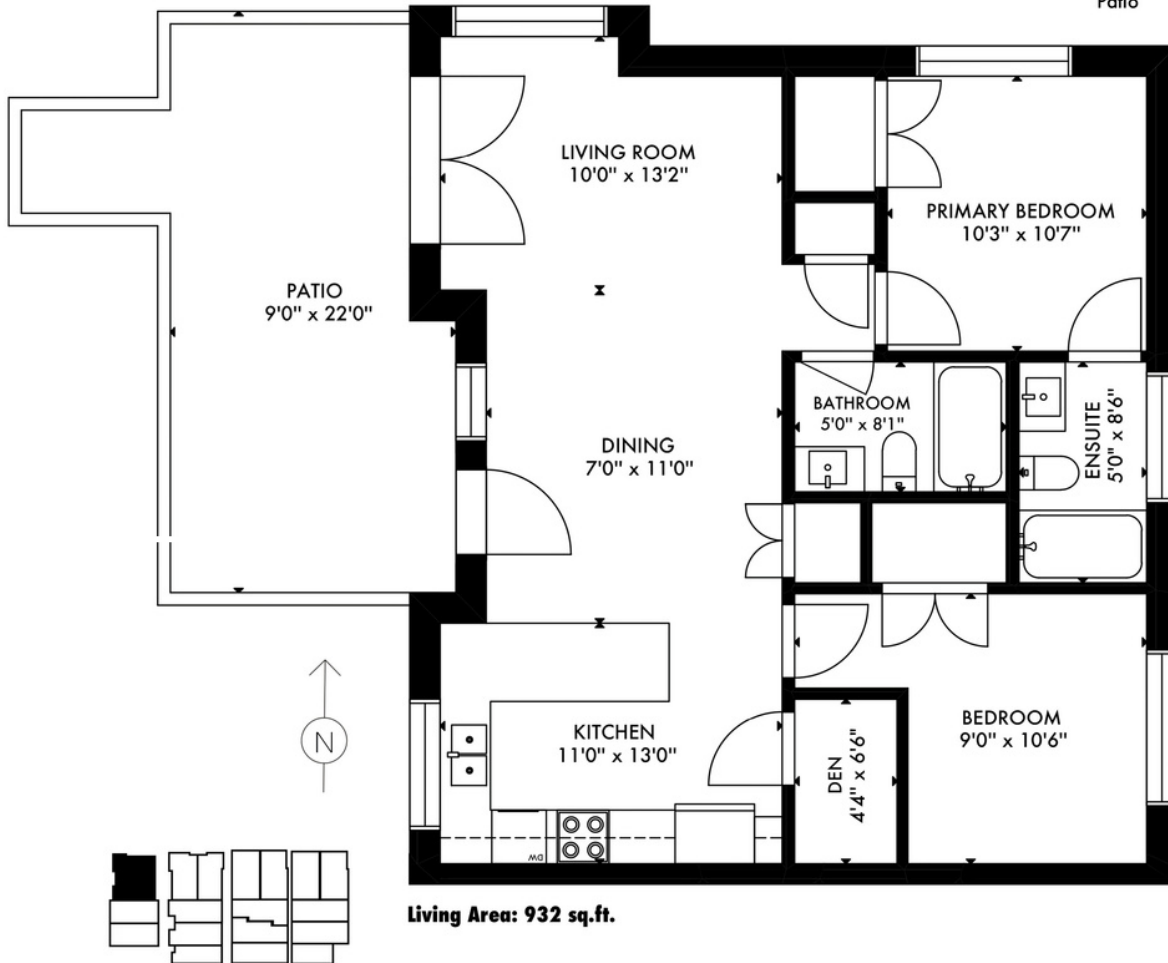
Powder Room: Tall solid brass faucet, Shila Stone basin, matte black Mosaic Toonie wall. (Unit 2, 3, 5, 7, 8)

\$1,199,000

UNIT 1

1 - 692 West 29th Avenue
Vancouver, BC

Living Area 932 sq.ft.
Patio 245 sq.ft.



Floor plan is not suitable for architectural/construction purposes.
Sizes and dimensions are approximate, buyer to verify.



PROPERTY DETAIL



2 BEDROOMS



2 BATHROOMS



932 SQ. FT.



245 SQ. FT.



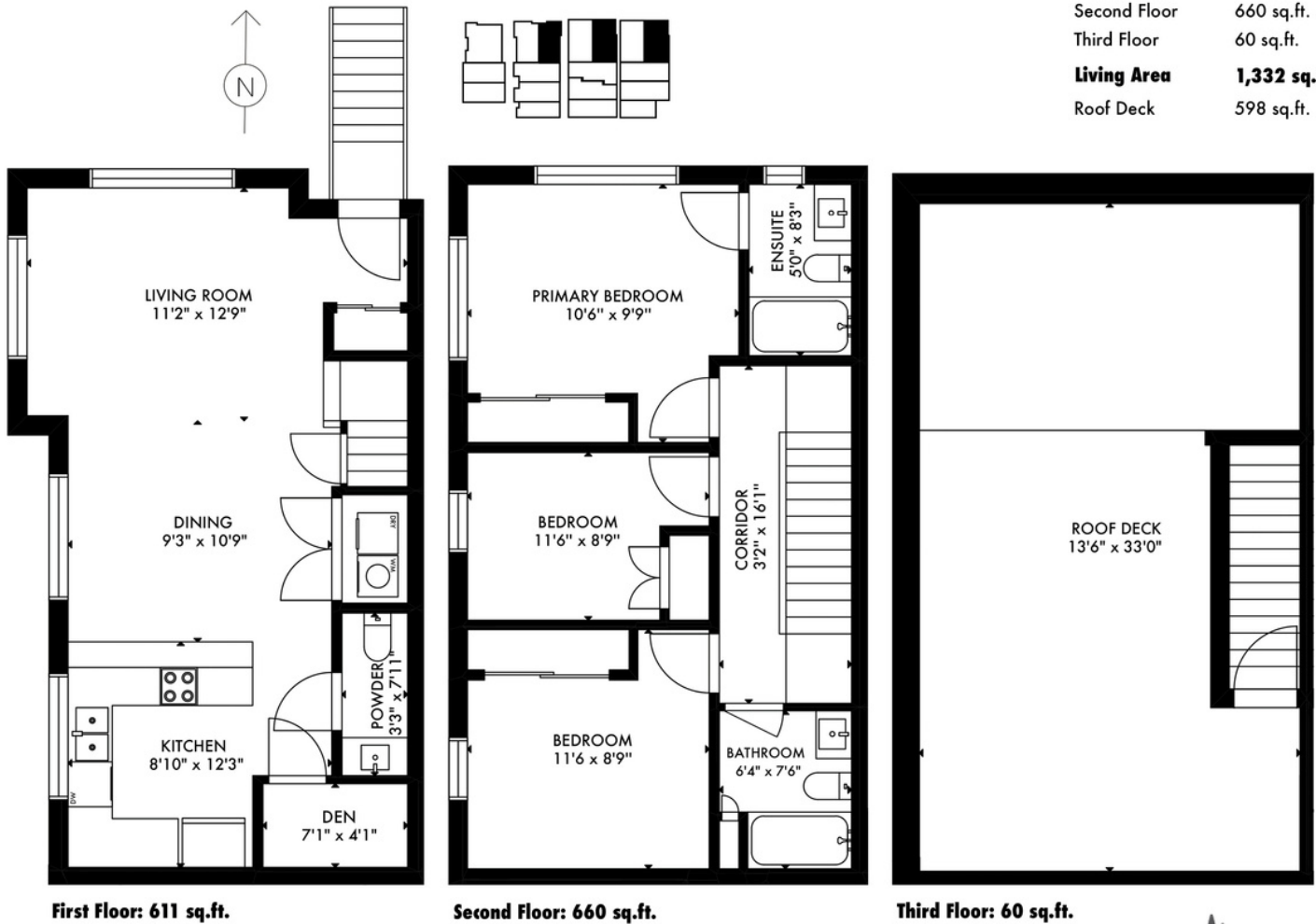
\$288.92

\$1,699,000

PHASE 2

2 - 692 West 29th Avenue
Vancouver, BC

First Floor	611 sq.ft.
Second Floor	660 sq.ft.
Third Floor	60 sq.ft.
Living Area	1,332 sq.ft.
Roof Deck	598 sq.ft.



First Floor: 611 sq.ft.

Second Floor: 660 sq.ft.

Third Floor: 60 sq.ft.

Floor plan is not suitable for architectural/construction purposes.
Sizes and dimensions are approximate, buyer to verify.



PROPERTY DETAIL



3 BEDROOMS



3 BATHROOMS



1,332 SQ. FT.



598 SQ. FT.



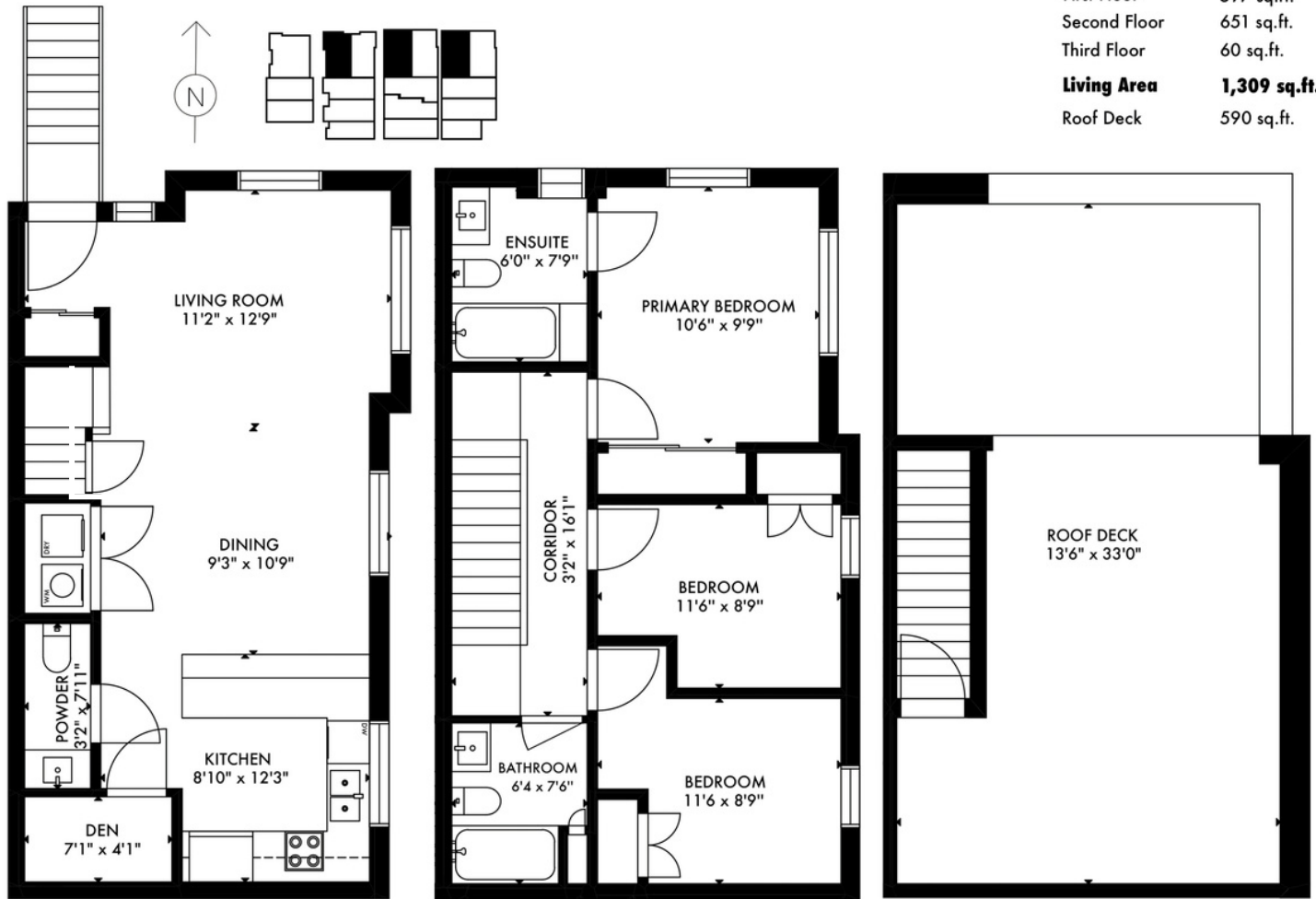
\$412.92

\$1,675,000

LINE 3

3 - 692 West 29th Avenue
Vancouver, BC

First Floor 597 sq.ft.
Second Floor 651 sq.ft.
Third Floor 60 sq.ft.
Living Area 1,309 sq.ft.
Roof Deck 590 sq.ft.



First Floor: 597 sq.ft.

Second Floor: 651 sq.ft.

Third Floor: 60 sq.ft.

Floor plan is not suitable for architectural/construction purposes.
Sizes and dimensions are approximate, buyer to verify.



PROPERTY DETAIL



3 BEDROOMS



3 BATHROOMS



1,309 SQ. FT.



590 SQ. FT.



\$405.79

\$699,000

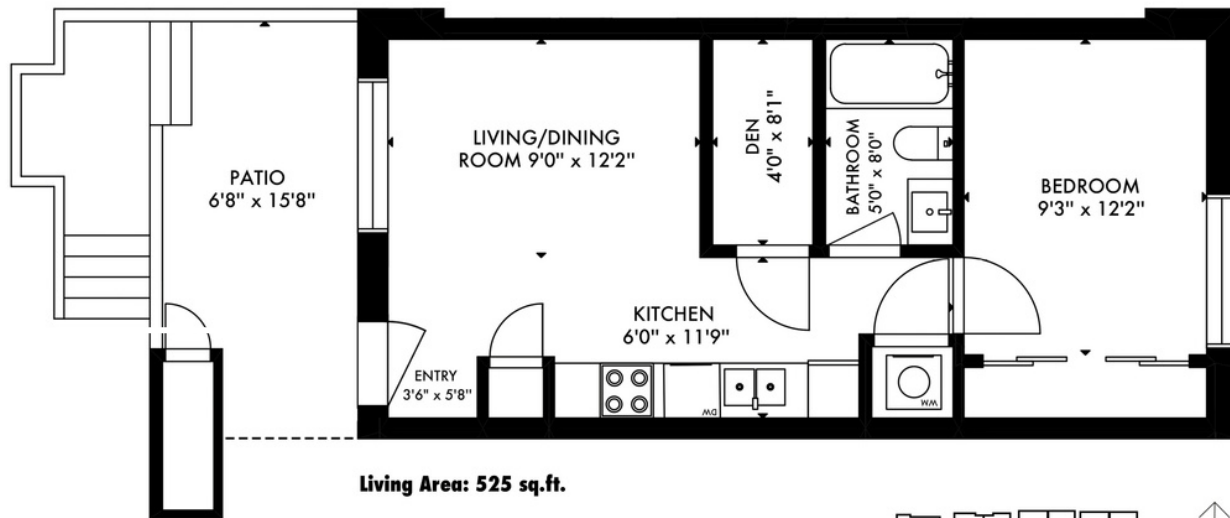
UNIT 4

4 - 692 West 29th Avenue

Vancouver, BC

Living Area 525 sq.ft.

Patio 131 sq.ft.



Floor plan is not suitable for architectural/construction purposes.
Sizes and dimensions are approximate, buyer to verify.



PROPERTY DETAIL



1 BEDROOMS



1 BATHROOMS



525 SQ. FT.



131 SQ. FT.



\$162.75

\$1,569,000

LINE 5

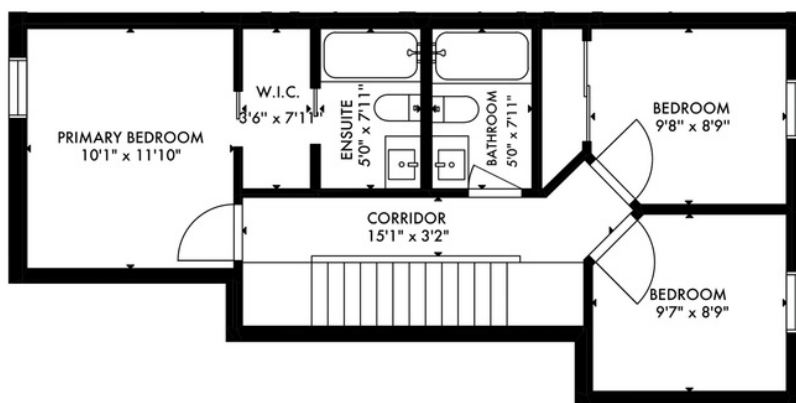
5 - 692 West 29th Avenue
Vancouver, BC

First Floor 553 sq.ft.
Second Floor 606 sq.ft.
Third Floor 60 sq.ft.
Living Area 1,220 sq.ft.
Deck 32 sq.ft.
Roof Deck 541 sq.ft.

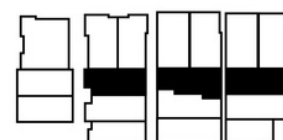
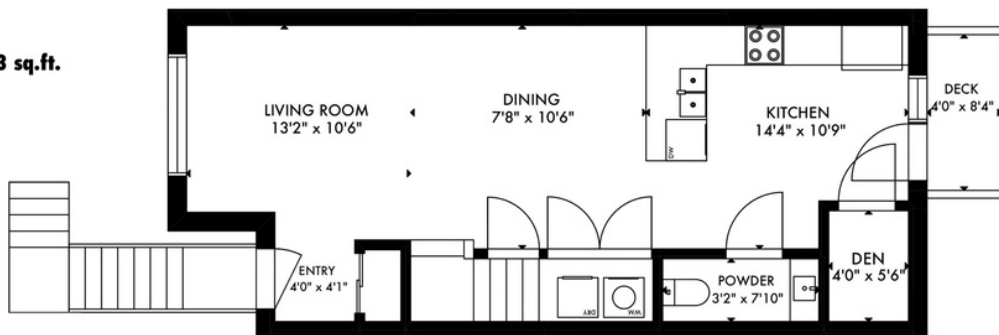
Third Floor: 60 sq.ft.



Second Floor: 606 sq.ft.



First Floor: 553 sq.ft.



Floor plan is not suitable for architectural/construction purposes.
Sizes and dimensions are approximate, buyer to verify.



PROPERTY DETAIL



3 BEDROOMS



3 BATHROOMS



1,220 SQ. FT.



573 SQ. FT.



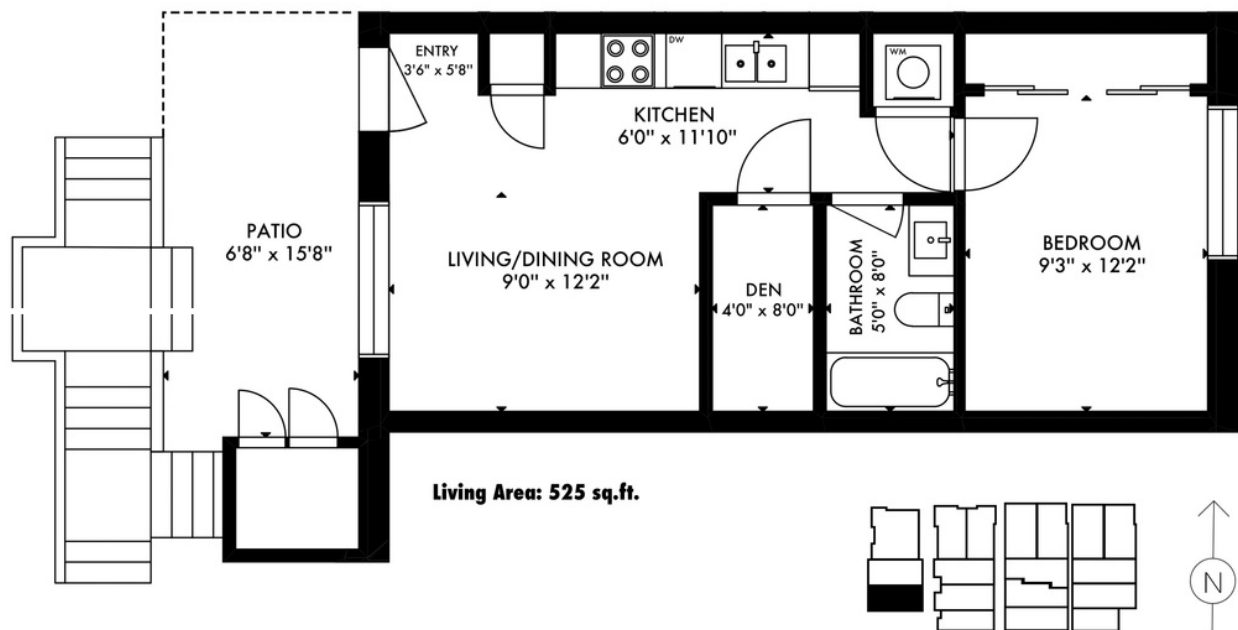
\$378.20

\$699,000

UNIT 6

6 - 692 West 29th Avenue
Vancouver, BC

Living Area 525 sq.ft.
Patio 131 sq.ft.



Floor plan is not suitable for architectural/construction purposes.
Sizes and dimensions are approximate, buyer to verify.



PROPERTY DETAIL



1 BEDROOMS



1 BATHROOMS



525 SQ. FT.



131 SQ. FT.



\$162.75

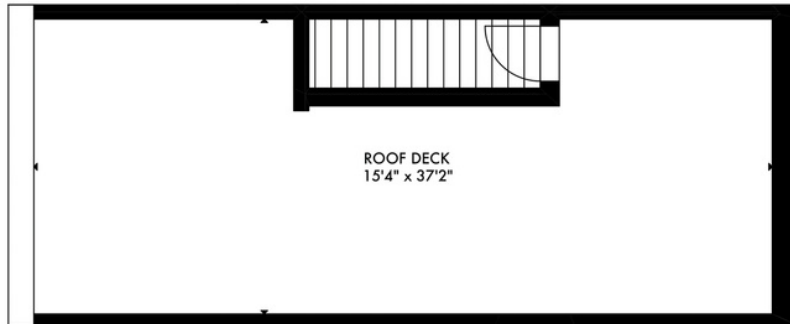
\$1,549,000

LINE 7

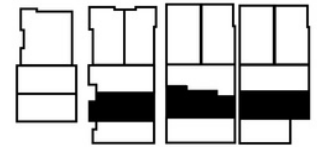
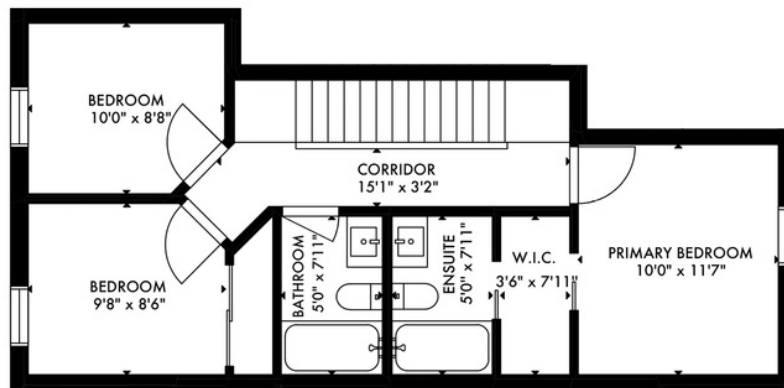
7 - 692 West 29th Avenue
Vancouver, BC

First Floor	553 sq.ft.
Second Floor	598 sq.ft.
Third Floor	60 sq.ft.
Living Area	1,212 sq.ft.
Deck	32 sq.ft.
Roof Deck	541 sq.ft.

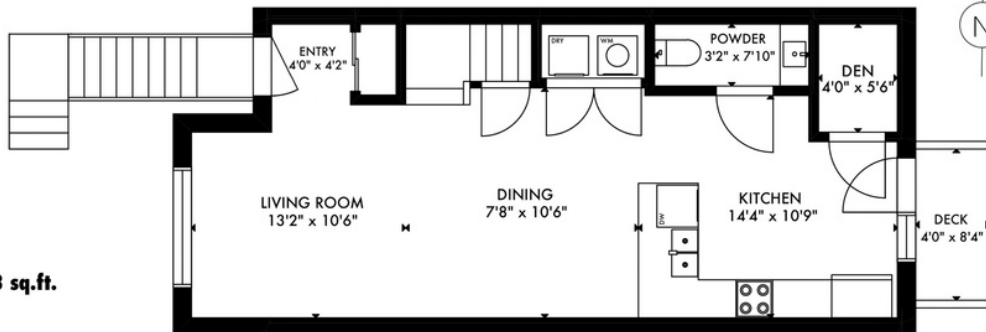
Third Floor: 60 sq.ft.



Second Floor: 598 sq.ft.



First Floor: 553 sq.ft.



Floor plan is not suitable for architectural/construction purposes.
Sizes and dimensions are approximate, buyer to verify.



PARAMAX HOMES

PROPERTY DETAIL



3 BEDROOMS



3 BATHROOMS



1,212 SQ. FT.



573 SQ. FT.



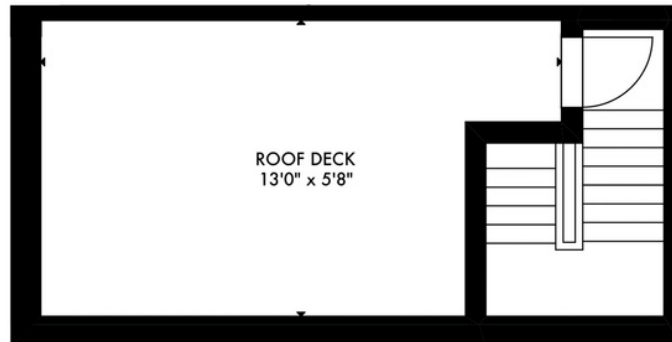
\$375.72

\$1,429,000

LINE 8

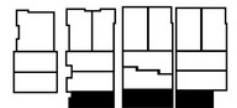
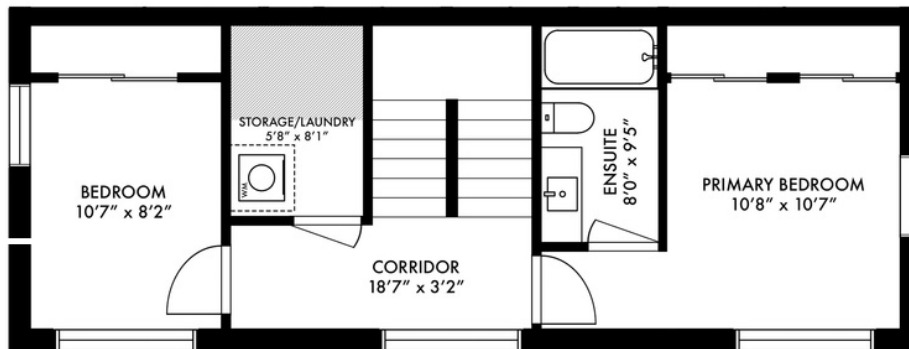
8 - 692 West 29th Avenue
Vancouver, BC

Third Floor: 108 sq.ft.

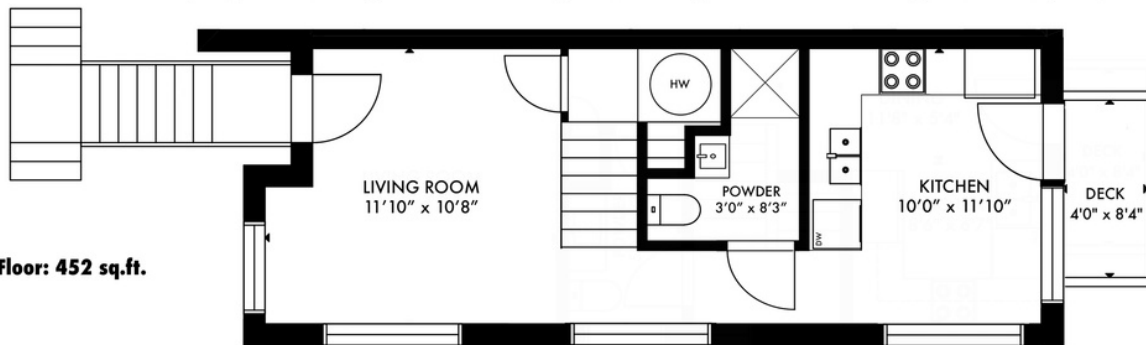


First Floor	452 sq.ft.
Second Floor	558 sq.ft.
Third Floor	108 sq.ft.
Living Area	1,117 sq.ft.
Deck	32 sq.ft.
Roof Deck	291 sq.ft.

Second Floor: 558 sq.ft.



First Floor: 452 sq.ft.



Floor plan is not suitable for architectural/construction purposes.
Sizes and dimensions are approximate, buyer to verify.



PROPERTY DETAIL



2 BEDROOMS



2 BATHROOMS



1,117 SQ. FT.



323 SQ. FT.



\$346.27

THE MODERN ON HEATHER

HAMMER GROUP

Mark Hammer

Personal Real Estate Corporation

eXp Realty

(604) 761 1335

mark@hammergrouprealtors.com

 @hammergrouprealtors

 @thehammergroup



PARAMAX HOMES

b²a

b Squared Architecture Inc.

Estimated completion **Spring 2025.**